



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

March 27, 2014

Closed Session

Statement: Pursuant to the requirement of Maryland Annotated Code, State Government Article Section § 10-508 (a) (7): this statement is included in these minutes:

A closed session of the Historic Preservation Commission was held at pm, Tuesday, March 27, 2014 in City Council Chambers.

Commissioners Present: *Chair Kennedy, Vice Chair Leahy, Finch, Zeno, Toews, Kabriel, Phillips*

Staff Present: *Assistant City Attorney Elson, Craig, Hook-Recorder*

Ms. Phillips moved to close this session for the purpose of consulting with counsel to obtain legal advice on a legal matter. Mr. Toews seconded the motion. On a roll call vote by the majority of the members present the session was closed.

The authority under which the session was closed was Maryland Annotated Code, State Government Article, Section § 10-508 (a) (7):

The session topic was:

To obtain legal advice of counsel regarding Historic Preservation Commission procedural rules.

Vice Chair Leahy moved to adjourn the closed session at 7:13pm. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 6-0.

The Historic Preservation Commission (HPC) of the City of Annapolis reconvened its administrative meeting on March 27, 2014 in City Council Chambers at 7:35pm.

Commissioners Present: *Chair Kennedy, Vice Chair Leahy, Finch, Zeno, Kabriel, Toews, Phillips*

Staff Present: *Craig-Historic Preservation Officer*

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the Land Use Article.

C. ANNOUNCEMENTS

Ms. Craig announced that the National Alliance of Preservation Commissions has just released the training information on its conference this year which is scheduled for July 16-July 20, 2014 in Philadelphia. She noted that there is funding available in the amount of \$1,800 from the National Park Service via the certified local government program to assist with travel costs for those who are interested in attending. She will be presenting on the hazard mitigation plan at the conference and MHT has sit up a panel for the City to present. She agreed to forward the information to the HPC for consideration.

Ms. Phillips updated the HPC on the two-day window seminar she and Ms. Brown attended that was hosted by the National Preservation Institute specifically JereGibber. She explained that a large portion of the training was dedicated to wood windows preservation and other portions of the training covered metal, aluminum and steel windows. There was a session to go over taking apart a frame in to understand the various components of windows. She noted that this training was extensive and agreed to retrieve some of the presentation notes. Ms. Craig discussed having Ms. Phillips and Ms. Brown conduct a training that will be open to residents and property owners so that they can learn how to reuse wood windows. **Vice Chair** Leahy announced that the National Park Service approved the Maryland Preservation Plan. He noted that the NPS is actively seeking for people to get on the website to update with content. Ms. Finch announced that the Green Street ES is looking great and requested a tour. Ms. Craig agreed to arrange a tour prior to any ribbon-cutting.

D. ADMINISTRATIVE BUSINESS

1. MIHP – Archaeological Site Survey Form – 37 Cornhill Street

Ms. Craig distributed a copy of the archaeological site survey form for members to review and discussed the archaeological monitoring of the oil tank removal. She noted that during the oil tank removal, there were some features that were located. The features were documented and forms were filed with the Maryland Historical Trust who in turn approved the process to move forward. She believes that these features relate to the remains of the stable that was on the property.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Maryland Inventory Historical Properties – Archaeological Site Survey Form – 37 Cornhill Street dated March 5, 2014

E. PRE APPLICATION

1. 216 Prince George Street – Fred Sieracki – Exterior Renovations

Chair Kennedy reminded those present that the pre-application process is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

Mr. Fred Sieracki agreed with the pre-application agreement. He described the garage that includes terra cotta block stucco that is approximately 10' x 15'. He noted that the garage includes an interesting parapet front with a slab sloped roof and the parapet wall was constructed onto the corner of the house right in the middle of a window. The project proposes to detach the garage from the house, reduce in size, and convert from a large garage to a shed. Mr. Hank Kenchington noted that the garage appears to be added on so is not part of the original historic fabric. He proposed to replace the front façade with wood.

Chair Kennedy summarized that a majority of commissioners present believe the project to be **feasible**. There are some concerns that the HPC would like addressed in the final application specifically on the technical side, a site plan showing the relationship of the buildings to the surrounding site, date of the house, engineering report that indicates that this is a feasible structural program for this bifurcation of building. In terms of guidelines, the HPC will be looking to guideline B.8 for the roof form selection, there is debate among the commissioners whether or not the parapet form is differentiating or compliant. She noted that a majority of the commissioners believe that the proposal is in the right zone for subordination. As it relates to guideline D.24, would suggest some significant scrutiny from architect to simplify the design for compliance and it may include some modification of a window element. There is concern about the proposal's relationship with the primary structure so there needs to be an argument as to why this relates to the primary structure on the site. There are commissioners who are

concerned about the totality of the concept but they are in the minority.

E. ADJOURNMENT

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 8:23pm. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for April 8, 2014 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder